



5380

alhambra avenue

LOS ANGELES, CA

CBRE

SCAN TO
DOWNLOAD BROCHURE





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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alhambra avenue

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EXECUTIVE
SUMMARY

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PROPERTY
DETAILS

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LOCATION
OVERVIEW



5380

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one

EXECUTIVE
SUMMARY



CBRE, Inc. presents an exclusive opportunity to lease or purchase a unique Flex/R&D building at 5380 Alhambra Avenue, Los Angeles.

Constructed in 1937 and extensively renovated with nearly **\$3M of recent capital improvements**, the building spans 10,197 square feet, situated on 0.23 acres of land. It offers warm shell lab space, making it perfect for early-stage life science and R&D users. Positioned in the heart of the Los Angeles bioscience hub, the Property is well-equipped to accommodate clean rooms, fume hoods, as well as wet and dry labs, making it an ideal choice for businesses operating in the industry.

SELLER FINANCING AVAILABLE!



\$5,700,000
ASKING PRICE



\$2.00/SF/MO NNN
ASKING LEASE RATE



10,197
SQUARE FEET



PROPERTY HIGHLIGHTS



10,197 SF
Free standing R&D/Lab Flex building ideal for owner-users.



LAB READY INFRASTRUCTURE
Significant building upgrades for life science companies.



AMPLE POWER
800 Amps, 240/120v, 3p, 4w.



BEAUTIFUL BOW TRUSS CEILINGS WITH SKYLIGHTS
1st Floor - 17'2"
2nd Floor - 7' to 10'



HIGH SPEED FIBER
BSL1 and BSL2 capable with high speed fiber connection.



WARM SHELL
Lab warm shell space ready for tenant improvements.



MR1-1VL ZONING
0.23 acre parcel for manufacturing, R&D, and lab uses.



+/- \$3M IN RECENT CAPITAL UPGRADES
New roof, electrical, and HVAC.



AMPLE FREE PARKING
Significant street parking along Alhambra Avenue.





5380

alhambra avenue

two

PROPERTY
DETAILS



PROPERTY DETAILS



ADDRESS
5380 Alhambra Avenue
Los Angeles, CA



**ASSESSOR PARCEL
NUMBER**
5220-031-007



BUILDING AREA
10,197 SF



LAND AREA
0.23 AC



YEAR BUILT/RENOVATED
1937/2019



STORIES
2



POWER
800 Amps, 240/120v,
3p, 4w



CEILING HEIGHTS
1st Floor - 17'2"
2nd Floor - 7' to 10'



ZONING
MR1-1VL



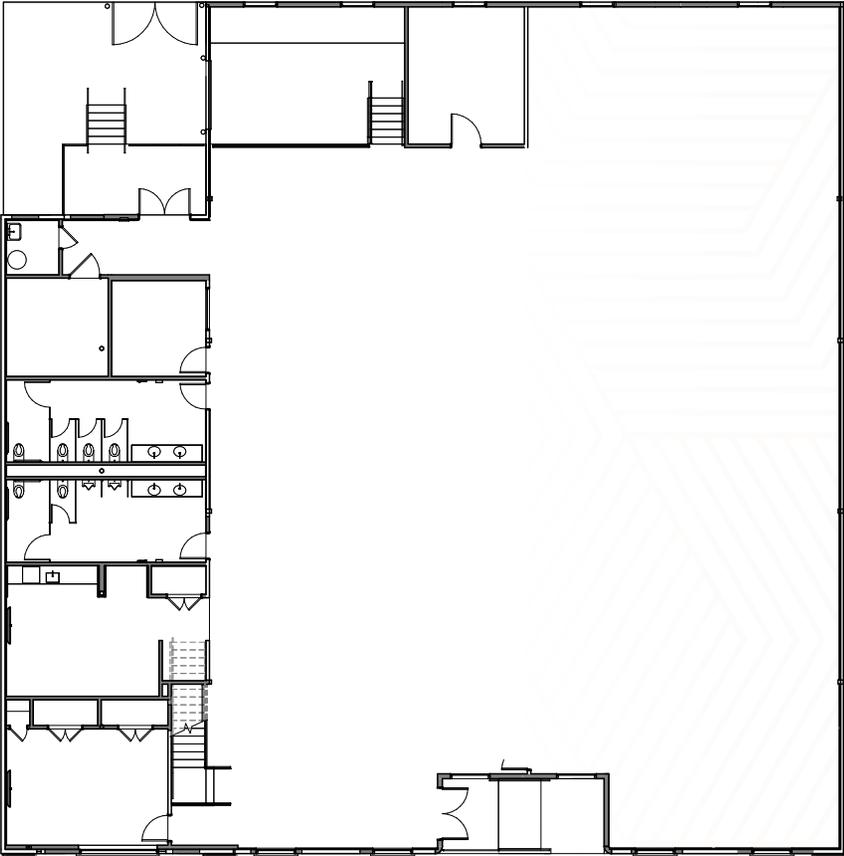
PARKING
Ample free street
parking

FLOOR PLANS

10,197 SF

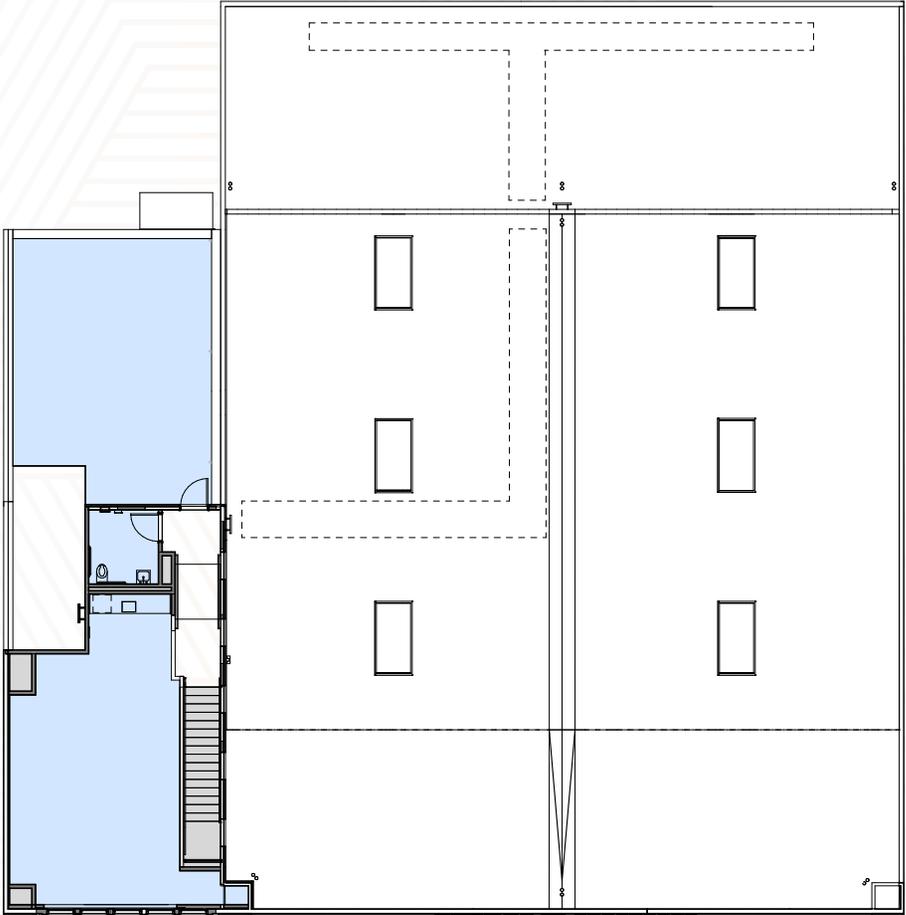
1st Floor

8,557 SF



2nd Floor

1,640 SF





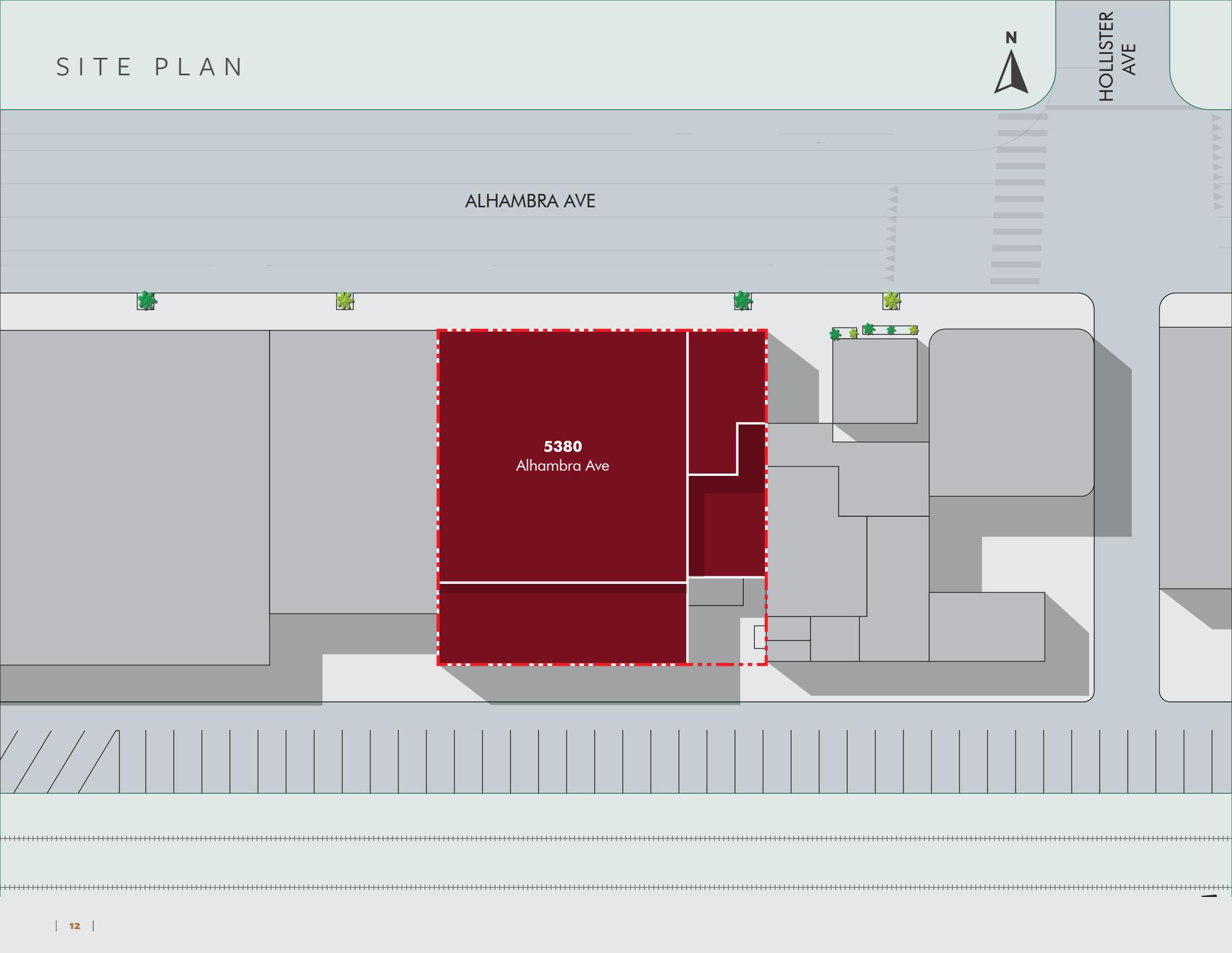
SITE PLAN



HOLLISTER
AVE

ALHAMBRA AVE

5380
Alhambra Ave







5380

alhambra avenue

three

LOCATION
OVERVIEW

LOCATION OVERVIEW

This Property is strategically located in the bioscience hub of East Los Angeles, providing an advantageous position for any business. It is conveniently located next to HATCHspaces and in close proximity to notable institutions such as Grifols, Cal State LA, and USC Health Science Campus. Situated at the south end of San Gabriel Valley, the location boasts excellent freeway access and connectivity through the 710 and 10 freeways. This location offers both convenience and prominence in a thriving bioscience community.

LA LIFE SCIENCE STATS



1st

IN THE NATION FOR
SCIENCE PHDS



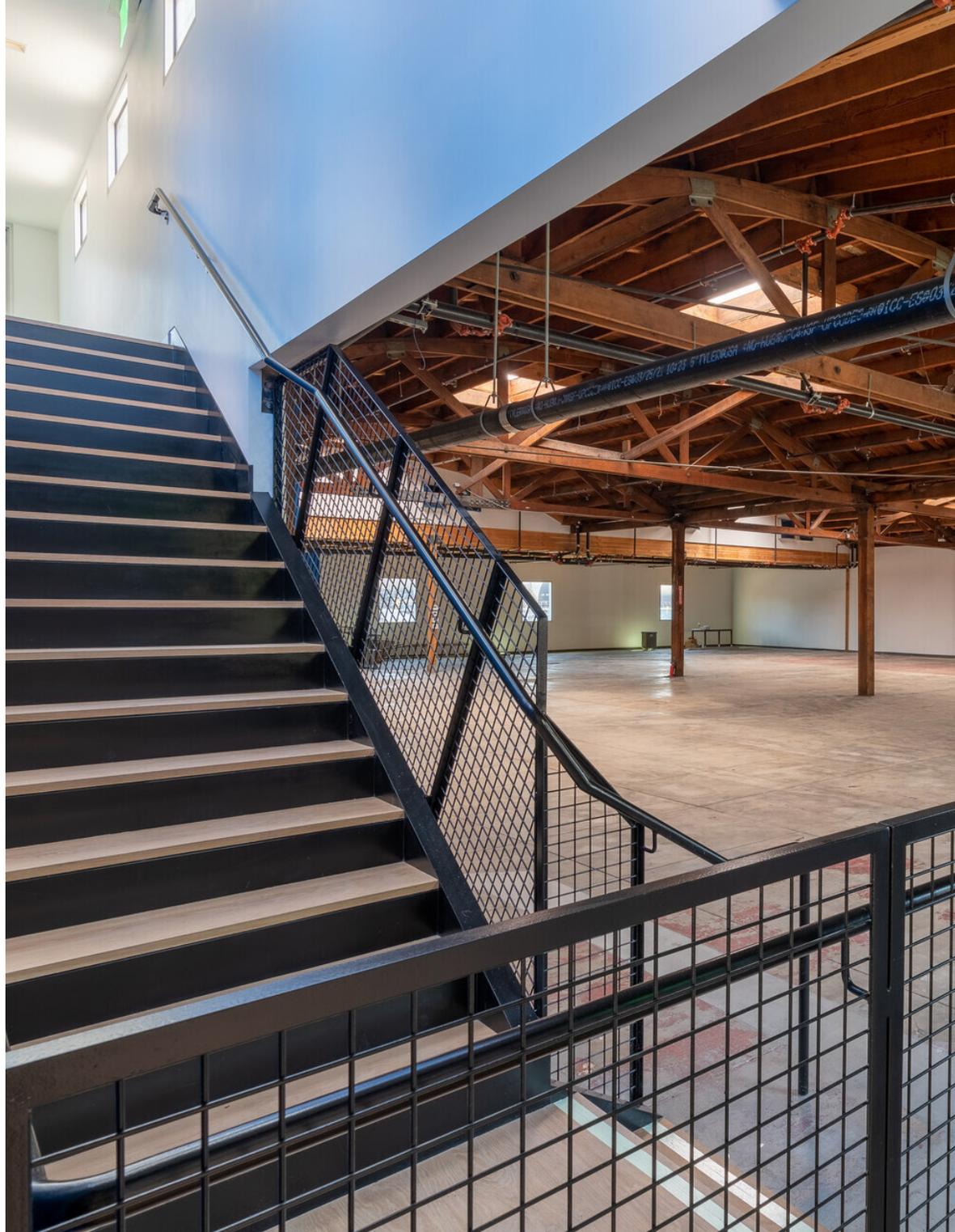
5th

METRO IN THE NATION FOR
STARTUP FORMATION



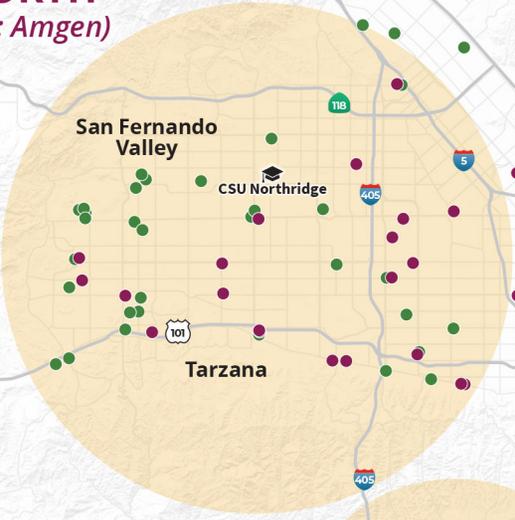
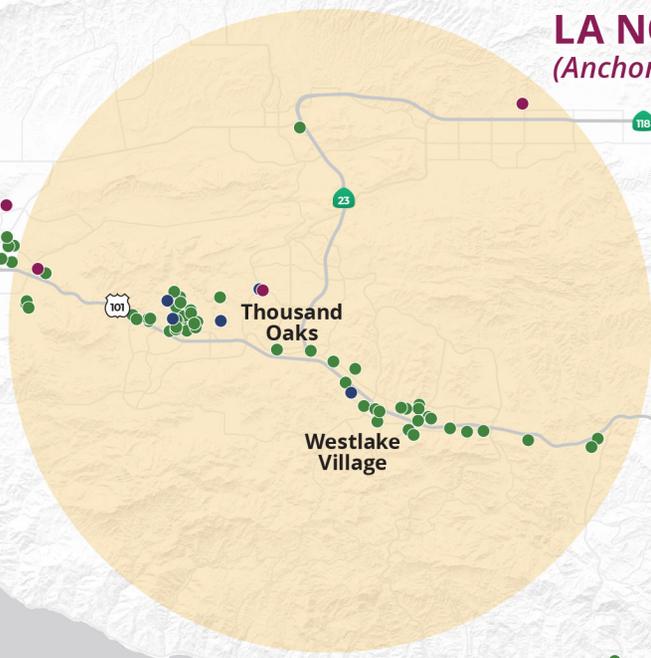
25+

RESEARCH INSTITUTES,
UNIVERSITIES AND COLLEGES

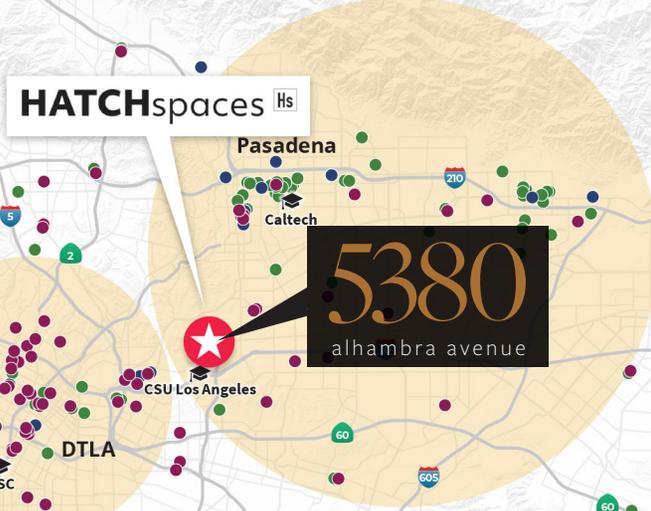


- Life Sciences/Biotech Companies
- Hospitals/Medical Centers
- Research Institutes

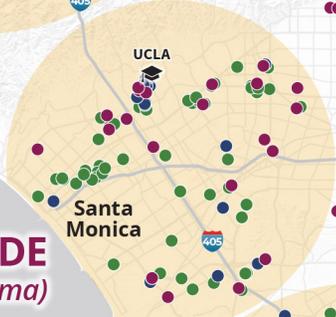
LA NORTH *(Anchor: Amgen)*



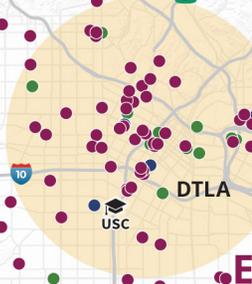
SAN GABRIEL VALLEY *(Anchors: Caltech, City of Hope, Xencor)*



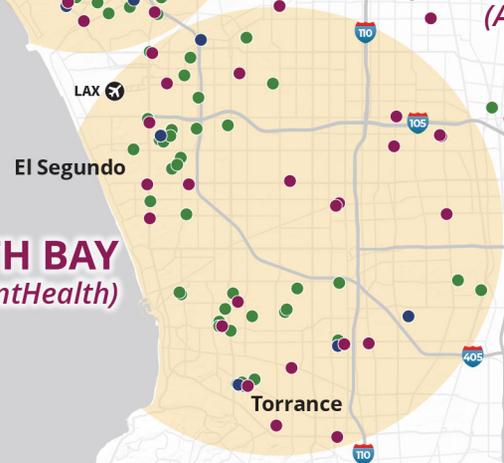
WESTSIDE *(Anchors: UCLA, Cedars-Sinai, Kite Pharma)*

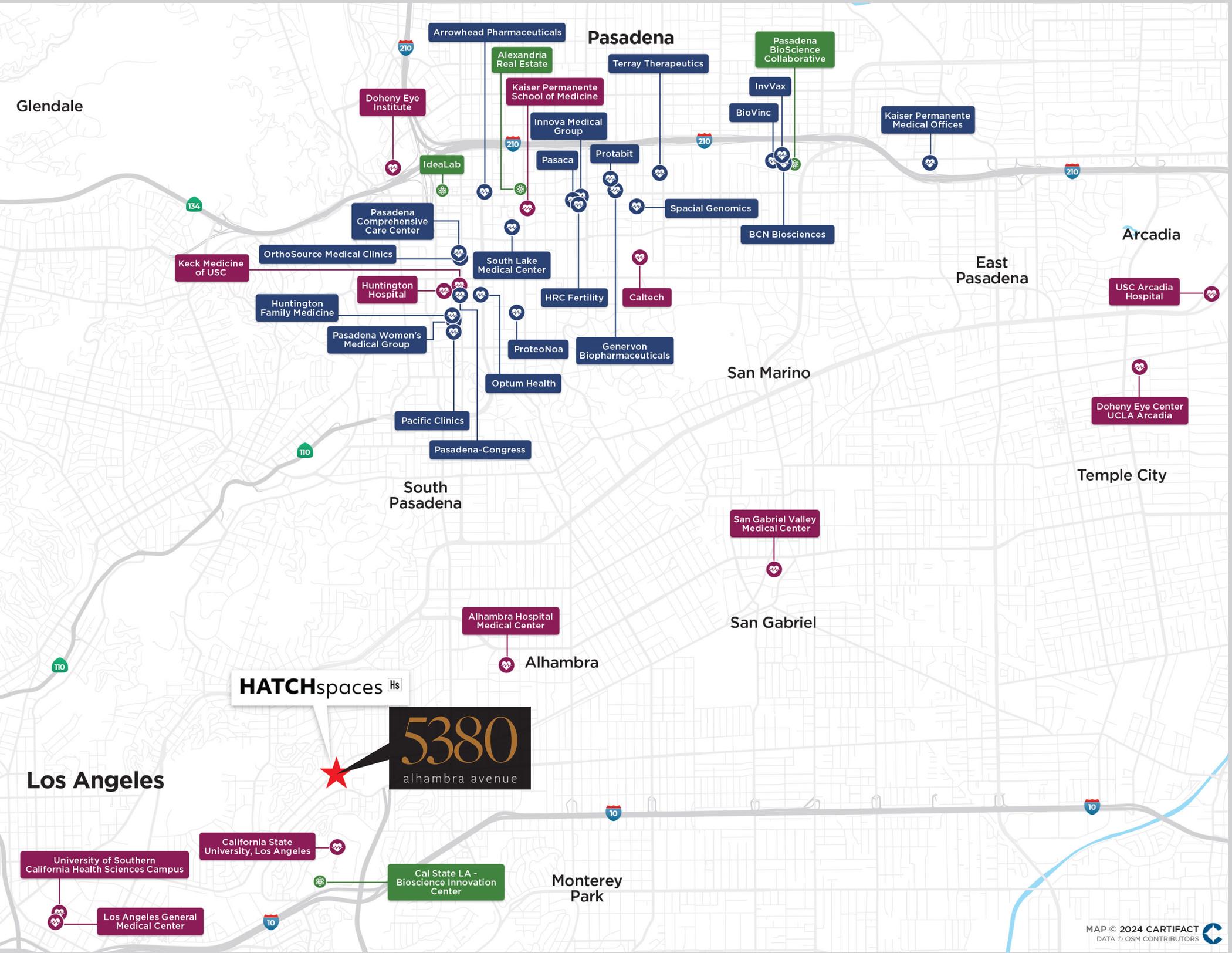


EAST LA *(Anchors: USC, CSULA)*



SOUTH BAY *(Anchors: Lundquist, Harbor-UCLA, NantHealth)*





HATCHspaces Hs

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Glendale

Pasadena

Arcadia

East Pasadena

San Marino

Temple City

South Pasadena

San Gabriel

Los Angeles

Monterey Park

Arrowhead Pharmaceuticals

Alexandria Real Estate

Terray Therapeutics

Pasadena BioScience Collaborative

Doheny Eye Institute

Kaiser Permanente School of Medicine

InvVax

Kaiser Permanente Medical Offices

Innova Medical Group

BioVinc

IdeaLab

Pasaca

Protabit

Spacial Genomics

BCN Biosciences

Pasadena Comprehensive Care Center

OrthoSource Medical Clinics

South Lake Medical Center

Keck Medicine of USC

Huntington Family Medicine

Huntington Hospital

HRC Fertility

Caltech

Pasadena Women's Medical Group

ProteoNoa

Genervon Biopharmaceuticals

Optum Health

Pacific Clinics

Pasadena-Congress

Doheny Eye Center UCLA Arcadia

USC Arcadia Hospital

San Gabriel Valley Medical Center

Alhambra Hospital Medical Center

Alhambra

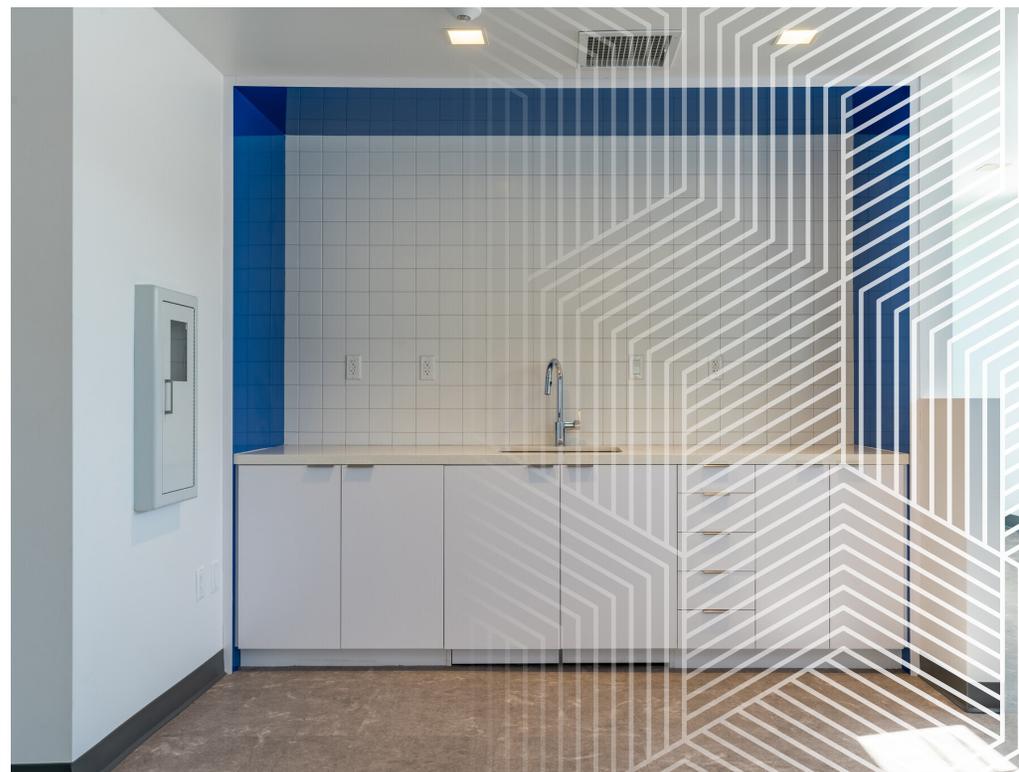
University of Southern California Health Sciences Campus

California State University, Los Angeles

Cal State LA - Bioscience Innovation Center

Los Angeles General Medical Center





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